



TOWN OF OLD SAYBROOK  
**Planning Commission**

*Norman Prevost, Jr., Chairman*  
*Douglas S. McCracken, Vice Chairman*  
*Paula S. Kay, Secretary*  
*Kathleen A. Sugland*  
*Jon Miles*

*Michael K. Bender, Alternate*

302 Main Street  
Old Saybrook, Connecticut 06475

*Megan Joufflas, Alternate*  
*Dennis Tulimieri Jr., Alternate*

**oldsaybrookct.gov**

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

**Wednesday, January 5, 2022 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

I. **CALL TO ORDER**

The Chairman called the meeting to order at 7:00 PM

II. **ROLL CALL**

Present:

Norman Prevost, Paula Kay, Michael Bender, Jon Miles, Kathleen Sugland- virtual,  
Douglas McCracken- virtual, Dennis Tulimieri- virtual

Absent:

Megan Joufflas

Staff Present:

Chris Costa, Zoning Enforcement Officer- virtual  
Sarah Makowicki, Clerk

III. **REGULAR BUSINESS**

A. **Minutes**

Exclude from page 2 ...and the Planning Commission...

**MOTION to approve the meeting minutes with the amendments** for the 12/15/21 regular meeting. MADE by P. Kay, SECONDED by. K. Sugland, VOTING IN FAVOR: D. McCracken, N. Prevost, K. Sugland, P. Kay, J. Miles; OPPOSED: None; ABSTAINING: NONE, **MOTION PASSES: 5-0-0**

B. **Correspondence - None**

## IV. PUBLIC HEARINGS

A     **“Martin” Application for Resubdivision of Land- 5.93 acres into 2 lots**

129 Bokum Road (Map 61/Lot 4), Residence AAA District

*Applicant/Owner: Theresa & Wayne Martin     Agent: Robert L. Doane, Jr., P.E.*

Robert Doane presented for the applicant, revised plans were submitted that address the concerns of the town engineer. A swale along the driveway was added along with the driveway must be of pervious materials. A note was added about the easement on the south side of the property stating: “This deed access is not being relinquished but it is not the access, to lot #2, which we are requesting to be approved by the planning commission.” The waiver request for exceeding the 20% maximum of rear lots has been withdrawn.

Attorney Dave Royston spoke on behalf of the applicant explaining why the waiver is not needed.

Public Comment was opened by the Chairman.

Michael Spera of 107 Bokum Rd spoke. He stated that he had no objection to the Martin subdivision, as long as the right of way was not used for access to lot #2 during construction or for main driveway after completion. He stated that he did not believe that the “Leighton” right of way was deeded to the Martin property.

Warren Morris friend of Kristen Schaffer of 135 Bokum Rd stated that Ms. Schaffer feels that having the driveway on the north side of the property is detrimental to her property.

Dick Leighton of 89 & 93 Bokum Rd. spoke.

Claudia Way of 55 Sheffield St. spoke.

Public Comment is closed.

Douglas McCracken inquired about the open Lawsuit and septic system issues heard about at a prior meeting.

Attorney Debra Barbie who represents G. Chapman at 123 Bokum Rd. stated that the lawsuit was still open.

Attorney Matt Willis stated that it has been established that a code compliant septic has been approved. The commission can acknowledge septic dispute, but need to move forward.

<p><b>MOTION to close public hearing for “Martin” Application for Resubdivision of Land- 5.93 acres into 2 lots 129 Bokum Road (Map 61/Lot 4), Residence AAA District</b> <b>MADE by D. McCracken, SECONDED by J. Miles, VOTING IN FAVOR:</b> <b>Prevost, McCracken, Sugland, Kay, Miles; OPPOSED: None; APPROVED 5-0-0.</b></p>
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Chairman N. Prevost moved to continue deliberation until the January 19, 2022 at 7pm, Planning Commission meeting at the Old Saybrook Town Hall.

V. **NEW BUSINESS - None**

VI. **CONTINUED WORKSHOP**

A. **Workshop: Plan of Conservation & Development**

Postponed until a date to be named later.

VII. **ADJOURNMENT**

**MOTION to adjourn** the Planning Commission public meeting of January 5, 2022 to the next regular meeting on Wednesday January 19, 2022 at 7:00 P.M. via in person at the Old Saybrook Town Hall First Floor Conference room and Zoom Meeting: **Public Zoom Link:** <https://zoom.us/j/95698333313?pwd=NndlRm1lenJPS0JBcDVyaHhtMERDQT09> **MADE by:** J. Miles **SECONDED by:** P. Kay **VOTING IN FAVOR:** D. McCracken, N. Prevost, S. Sugland, P. Kay, J. Miles; **OPPOSED:** None; **ABSTAINING:** **MOTION PASSES: 5-0-0.**

Respectfully submitted,  
Sarah Makowicki